

Town of Essex
Zoning Board of Appeals
29 West Avenue, Essex, CT 06426

RECEIVED
APR 21 2023

BY:

Variance Application

Date received by office 4-21-23 Application fee - \$50 + State fee - \$60 = \$110 Pd. cash ✓

Application # 23-4 Hearing Date _____

Premises: Street Address 7 Clark Lane

Assessor's Map # 17 Lot # 26 Lot Area .36 ac

Zoning District VR Deed Reference: Book 352 Page 178

Owner of Property Alyssa Bogan

Address 7 Clark Lane Essex CT 06426
Street Town State Zip

Telephone 8603953575 Email: alyssa.bogan@yahoo.com
home work

Applicant (if not owner) Same

Address _____
Street Town State Zip

Telephone _____ Email: _____
home work

Note:
1) TO BE ACCEPTED BY THE LAND USE OFFICE. THIS APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.
2) SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE BOARD OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.
3) SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S AGREEMENT TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY THE LAND USE OFFICE AS DESCRIBED IN PART THREE OF THIS APPLICATION.

Signature (Authorized Agent) Alyssa Bogan Date 4/21/2023

3. Strict application of Essex Zoning Regulations would result in an unusual hardship because of the following characteristics of the property (Support topological hardship claims with photographs, survey, etc.)

a. The very modest size of the subject property creates a small building area outside of the setbacks

b. It also creates a substantial restriction on any possible additions

c.

4. The above hardship is unique to this parcel and not shared by other in the area because:

a. While many parcels in the neighborhood are small this lot is below the average

b.

c.

5. Described proposed reductions in legal pre-existing nonconformities, if any

a. The utility shed which is currently located within the side and rear setbacks will be removed

b.

c.

The requested variance(s) are in harmony with the purpose and intent of Essex Zoning Regulations because:

- a. The proposed addition is consistent
with the neighborhood homes, and will have
- b. no negative effect on either the values of
area or the zoning plan
- c. _____

Have previous applications been made for this property? Yes No

If yes, previous application #s _____ Date _____
Prior variance request: _____ Variance Board Action _____

The following items must be included as part of this application:

- a. Fee of \$110.00 – Town Fee \$50 plus \$60 State Fee...payable to the Town of Essex
- b. 10 copies of the application, site plan (with setback lines) and sketch of the proposal.
- c. Copy of property deed
- _____ d. Referral from Health Department
- _____ e. Referral from Essex IWWC (if applicable)
- _____ f. Referral from adjacent towns
- _____ g. Referral from Gateway Conservation Commission

Owner/Applicant Commitments

I (we) certify that the statements hereinabove made and the documents submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to allow Zoning Board of Appeals members access to the property for informal, independent site visits, for the purpose of evaluating this application prior to the Board rendering its decision.

Signature of applicant *[Signature]* Date: 4/21/2023

Signature of property owner *[Signature]* Date: 4/21/2023

Bogan lot size chart

Lot #	Lot Size	% of coverage	
26	.35	10.6 / 11	Subject
27	.36	11	
28	.25	9.7	
29	.23	13.7 ***	
30	.48	8.6	
20	.35	10.7	
20-1	.6	8.8	
21	.41	9.9	
22	.46	6.7	
23	.43	10.1	
24	.32	11.5	
25	.5	8.8	
25-1	.61	8.3	